



27 Burraddar Avenue Engadine, NSW

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### Tranquil Bushland Home with Modern Comforts

Nestled in leafy surrounds, this light-filled home offers easy living in a serene, elevated position. Freshly painted with laminate flooring and ceiling fans throughout, the open plan design provides beautiful bush views - creating a perfect retreat for families seeking privacy and comfort. The balcony offers seamless indoor-outdoor living, while the downstairs bedroom boasts a WC and opens to the deck.

- Four spacious bedrooms, three with built-ins and ceiling fans
- Modern family bathroom with additional toilet in laundry
- Large kitchen and living area with split system air conditioning
- Freshly painted throughout with modern laminate flooring and solar panels with a battery
- Downstairs deck offers views of the bush and creek
- Upstairs balcony provides easy access to the backyard
- Garage includes workshop space and under house storage
- Home backs onto serene bushland for ultimate privacy

**Price:** \$1,365,000  
**Council Rates:** \$403.00 p/q  
**Water Rates:** \$172.79 p/q



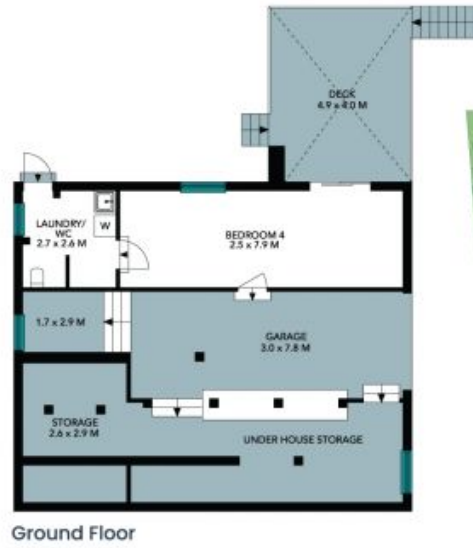
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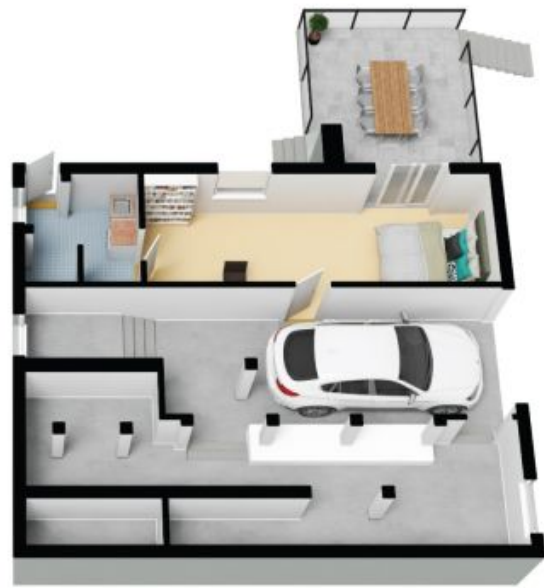


The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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First Floor



Ground Floor



The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.